

EXHIBIT A

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MASSACHUSETTS

HOWARD RICHARDSON,
Plaintiff

v.

SUSA PARTNERSHIP, L.P.,
Defendant

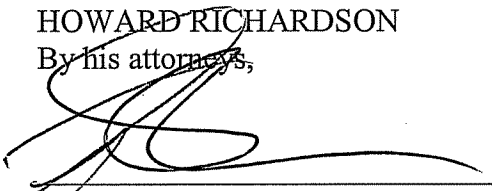
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) Civil Action No. 04-11412-NG
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STIPULATION OF DISMISSAL WITH PREJUDICE

IT IS HEREBY STIPULATED AND AGREED by and between Plaintiff, Howard Richardson, and Defendant, Susa Partnership, L.P., pursuant to Fed. R. Civ. P. 41(a)(1)(ii), that this action shall be and hereby is dismissed with prejudice and without costs or attorneys' fees to either party.


Respectfully Submitted,

HOWARD RICHARDSON
By his attorneys,



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SUSA PARTNERSHIP, L.P.
By its attorneys,



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Dated: June 5, 2006

July 21, 2006